



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

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In Re:

CALYPSO ST. BARTH, INC.

Debtor.

Order Filed on March 6, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Chapter: 7  
Case No.: 17-32231 (VFP)

Hearing Date: February 27, 2018  
Hearing Time: 10:00 a.m.

**ORDER AUTHORIZING TRUSEE TO REJECT CERTAIN UNEXPIRED LEASES OF  
NON-RESIDENTIAL REAL PROPERTY AND GRANTING RELATED RELIEF**

The relief set forth on the following pages, numbered 2 through 3 is hereby **ORDERED**.

**DATED: March 6, 2018**

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".  
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**Honorable Vincent F. Papalia**  
**United States Bankruptcy Judge**

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Debtor: Calypso St. Barth, Inc.

Case No. 17-32231 (VFP)

Caption: Order Authorizing Trustee to Reject Certain Unexpired Leases of Non-Residential Real Property and Granting Related Relief

THIS MATTER, having been opened to the Court on the motion (the "Motion") filed by Charles M. Forman, chapter 7 trustee (the "Trustee") for Calypso St. Barth, Inc. (the "Debtor"), through his proposed attorneys, Forman Holt, seeking entry of an order pursuant to 11 U.S.C. § 365, among other things, authorizing the Trustee to reject certain unexpired leases of non-residential real property; and it appears that the rejection of the leases is in the best interest of the Debtor's estate; and for good cause shown,

This Court hereby finds that:

A. This Court has jurisdiction to consider this Motion pursuant to 28 U.S.C. § 1334. This is a core proceeding as that term is defined in 28 U.S.C. § 157(b). Venue is proper in this District under 28 U.S.C. §§ 1408 and 1409.

B. Good and sufficient notice of the Motion was provided as required under Rule 6006(c) of the Federal Rules of Bankruptcy Procedure on all affected landlords and their counsel, if any, the Office of the United States Trustee and all parties requesting notice.

C. The Trustee has articulated sound business judgment for rejection the unexpired leases of non-residential real property set forth on Schedule A.

Therefore, it is hereby **ORDERED** that:

1. To the extent not terminated pursuant to their terms or application non-bankruptcy law, the leases set forth on Schedule A (the "Rejected Leases") are deemed rejected effective February 28, 2018 (the "Rejection Date").

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Debtor: Calypso St. Barth, Inc.

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Caption: Order Authorizing Trustee to Reject Certain Unexpired Leases of Non-Residential Real Property and Granting Related Relief

2. The Trustee and Tiger Group, their agents or representatives, shall be given reasonable access to retrieve Inventory and FF&E located at the premises (the “Rejected Premises”) set forth in each of the Rejected Leases prior to the Rejection Date. If there is an unresolved dispute as to what Inventory and FF&E are property of the estate, such landlord or the Trustee may request a telephonic hearing to be held before the Court on an expedited basis. However, in no event shall any dispute as to the estate’s interest in the Inventory or FF&E be deemed an extension of the Rejection Date or entitle the landlord to a further administrative rent claim.

3. On the Rejection Date, the Trustee shall be deemed to have abandoned any property of the Debtor’s located at the Rejected Premises. Any such abandonment shall be to the landlord with such landlord having the right to dispose of said property without the necessity of any further notice and without any liability to the Debtor’s estate or any third parties.

4. This Court shall retain jurisdiction over any and all issues arising from or related to the implementation and interpretation of this Order.

Location		Location		Location		Postal
Name		Address		City	State	Code
900 Madison		900 Madison Avenue		New York	NY	10021
Boston		114 Newbury Street		Boston	MA	02116
Brentwood		225 26th Street		Santa Monica	CA	90402
Merrick Park		358 San Lorenzo Ave-Ste 1220		Coral Gables	FL	33146
Phoenix		2502 Camelback Rd		Phoenix	AZ	85016
Atlanta		1170 Howell Mill Rd Ste 111		Atlanta	GA	30318
Marin		2231 Larkspur Landing Circle		Larkspur	CA	93929
Malibu		3835 Cross Creek Rd - Ste 10		Malibu	CA	90265
Chestnut Hill Square		33 Boylston St. Ste 3315		Boston	MA	02467
Denver		105 Fillmore St Suite 106		Denver	CO	80206
Bethesda Row		4810 Bethesda Ave #24		Bethesda	MD	20814
Office/Warehouse		33-02 Skillman Ave		Long Island City	NY	11101